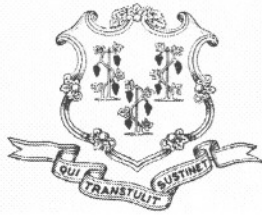


STATE OF CONNECTICUT



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ROB SIMMONS, MEMBER OF CONGRESS

UNITED STATES CONGRESS



August 16, 2005

The Honorable Anthony Principi
BRAC Commission
Polk Building , Suites 600 and 625
2521 South Clark Street
Arlington, VA 22202

Dear Chairman Principi:

As we brought to your attention in our letter of August 10, 2005, the attached memorandum from the Commanding Officer of the Submarine Learning Center (SLC) to the Commanding Officer of Naval Submarine Base Kings Bay confirms that the Navy substantially underestimated the cost of transplanting Naval Submarine School (SUBSCOL). The memo supports Team Connecticut's alternate cost estimate for moving SUBSCOL. What's more, the document identifies *additional* concerns neither the Navy nor Team Connecticut included in their respective cost estimates.

The Submarine Learning Center is responsible for coordinating the efforts of the Navy's six submarine training sites. In June 2005, in accordance with Navy BRAC process, Captain A.O. Lotring, Commanding Officer, Submarine Learning Center, wrote a memorandum on factors/concerns for the proposed relocation of SUBSCOL to Kings Bay. In this memo, Captain Lotring makes several specific points indicating that substantial costs were not understood or properly considered in the Navy's COBRA analysis. The SLC memo contains many of the same concerns about the SUBSCOL move raised by Team Connecticut.

In particular, the SLC made two points that support Team Connecticut's assertion that the true cost of moving SUBSCOL is substantially higher than the Navy estimate:

- The number of integrated electronic classrooms in the COBRA model (71) is incorrect. The Submarine school currently has, and will need, 100.
- The construction cost of the infrastructure that will house these classrooms and trainers is significantly higher than standard building construction. The COBRA model uses the standard cost of \$211 per square foot – the cost for an average public high school. Team Connecticut said the true rate is at least \$325 per square foot (for a \$47 million difference). The SLC memo supports this point, stating that the facility needs "increased classroom HVAC, electrical and lighting beyond traditional classrooms as represented by the FAC code...the trainers need 25 tons

of cooling and the SMMTT III requires 80 tons of cooling...the proposed facility must also support SECRET level security and SIPRNET infrastructure."

The SLC memo identifies additional issues the Navy missed. (Team Connecticut had identified these concerns, but conservatively decided to omit them from its cost argument because of an inability to quantify them on a real cost basis.) These items include:

- The cost of a pool and gym for the 1,600 students to Kings Bay.
- The enhancement to messing facilities to accommodate an additional 4,800 to 6,600 meals served daily.

The gap between the Navy estimate and the SLC memo exists probably because the COBRA model used default settings in 12 of 13 cost categories for examining the proposed SUBSCOL move. By comparison, SLC and Team Connecticut used real data; that is, source data based on actual recent construction experience for identical Navy facilities. We believe that this difference represents a substantial deviation from criteria four and five.

Attached for convenience of reference is the most recent cost-benefit graphic comparison of Team Connecticut's position compared with the Navy's May 13 position. We understand that in addition to the subject SUBSCOL memorandum, the Navy has conceded several other points we raised in our testimony. We also understand that the Government Accountability Office recently confirmed major parts of our cost argument it reviewed.

Should you have any questions about this matter, please contact Philip Dukes in the Office of Governor Rell at (860) 566-4840, or Neal Orringer in the Office of Senator Dodd at (202) 224-2823.

Sincerely,



M. Jodi Rell
Governor



Christopher J. Dodd
United States Senator



Joseph Lieberman
United States Senator



Rob Simmons
Member of Congress